

3264 LARIMER ST

DENVER, CO 80205



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CONTACT US FOR MORE INFORMATION



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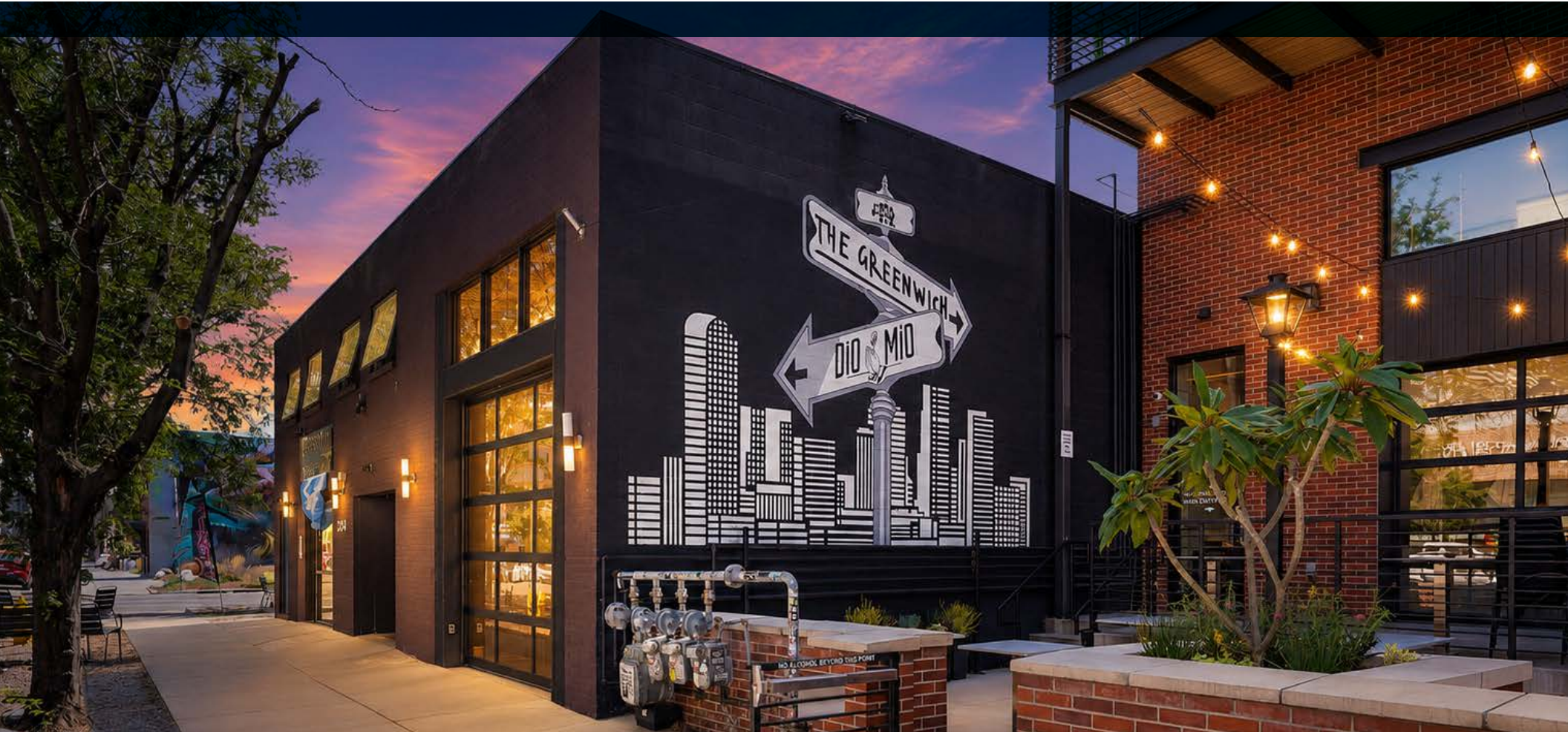
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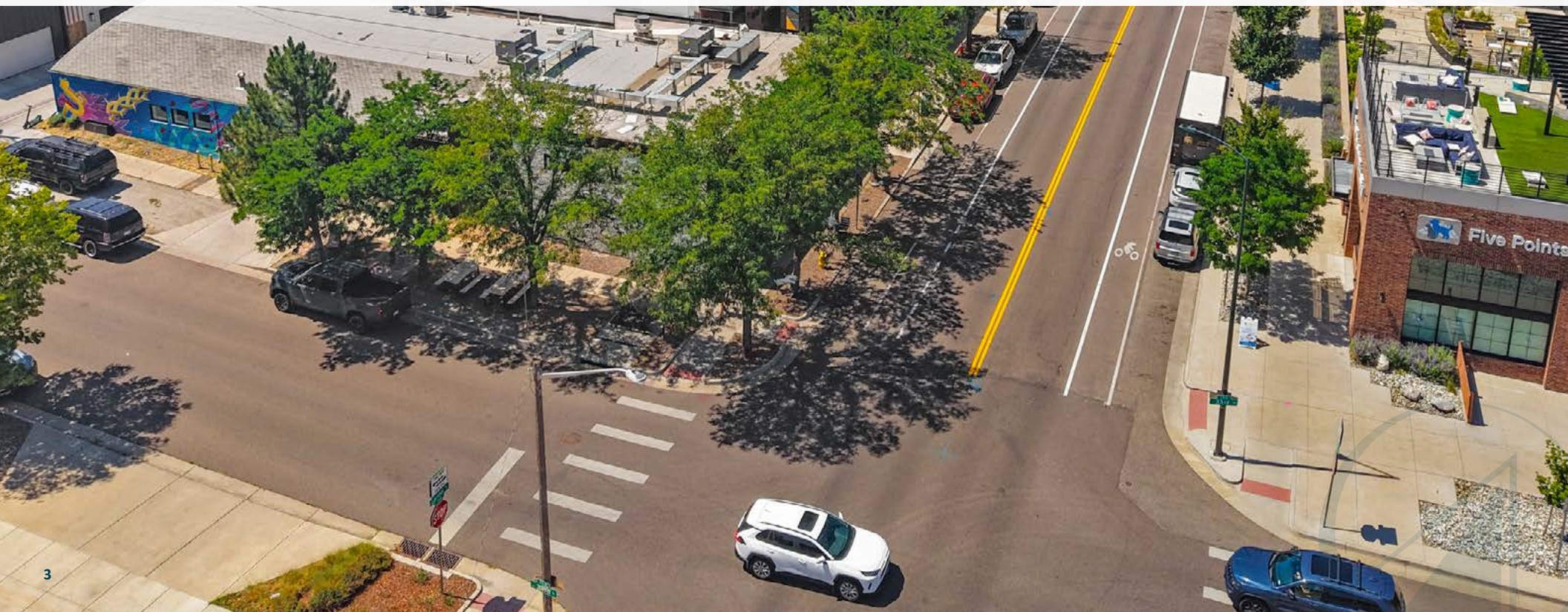


PROPERTY OVERVIEW

3264 Larimer Street offers a rare opportunity to acquire a fully renovated, character-rich mixed-use asset in the heart of RiNo — Denver's most dynamic and culturally significant urban district. Once a warehouse anchoring the neighborhood's industrial past, the property has been thoughtfully reimaged into a light-filled creative office and retail space, complete with a mezzanine level, exposed high ceilings, and street-facing glass garage door retail exposure that captures the energy of the surrounding blocks.

This offering presents two compelling paths to value creation. For an owner/user, the Property delivers turnkey, renovated office space in one of the

most sought-after and authentic submarkets in Denver with an address that signals creativity, credibility, and cultural relevance. For an investor, 3264 Larimer Street represents a true mixed-use investment with meaningful upside: the office component offers a clear opportunity to lease up and mark rents to market as RiNo's office fundamentals continue to mature, while the retail/creative-office hybrid design provides flexibility to capture demand from the wide range of tenants from artists and entrepreneurs to hospitality and lifestyle brands actively seeking space in the neighborhood.



PROPERTY DETAILS

LIST PRICE:	\$2,300,000
BUILDING TYPE:	Mixed use
BUILDING SIZE:	8,503 SF
LOT SIZE:	6,098 SF
PARKING:	N/A
ZONING:	I-MX-3, UO-2, DO-7
CONSTRUCTION TYPE:	Masonry
YOC:	1959



INVESTMENT HIGHLIGHTS

- **Prime RiNo/Curtis Park Location:** Situated at the intersection of two of Denver's most sought-after urban neighborhoods, the property benefits from sustained foot traffic, strong tenant demand, and continued neighborhood investment in food, beverage, and creative uses.
- **Turnkey Adaptive Reuse:** The 1959-vintage building has been thoughtfully repositioned with exposed ceilings, open-plan layouts, and large storefront glazing — well-suited for creative, hospitality, or experiential retail concepts with minimal landlord investment.
- **Growing, Affluent Trade Area** The one-mile population has grown nearly 13% since 2020, with an average household income of \$128,209. Over 44% of households earn \$100,000+, reflecting strong discretionary spending power.
- **High-Density Renter Base:** 71% of households within one mile are renter-occupied, skewing toward young professionals who are frequent consumers of neighborhood retail, dining, and services.
- **Solid Traffic & Transit Access:** Larimer Street counts approximately 3,400 vehicles per day at 33rd Street, with additional accessibility provided by the nearby 38th & Blake RTD commuter rail station.





LOCATION OVERVIEW



AERIAL MAP - WEST



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3264 Larimer St., Denver, CO 80205 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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